


Village of  **Croton-on-Hudson** New York

ENGINEERS OFFICE
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01/21/2026

284 Grand Street– Engineering Department Memo to Planning Board

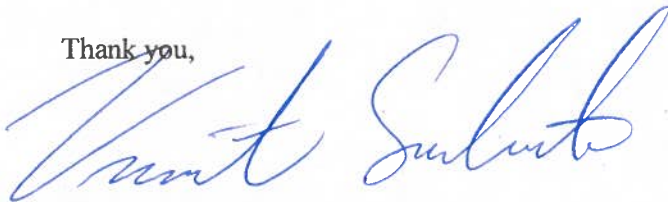
The applicant appears before the Planning Board seeking Accessory Apartment Approval for the proposed garage conversion to an accessory cottage.

An existing garage currently located on the property will be converted into a 499 SF Accessory Cottage. The proposed 499-square-foot cottage is compliant with the maximum 800-square-foot size limitation for accessory apartments/cottages.

The applicant proposes to tap into the existing water service line that serves the principal single-family dwelling. The applicant proposes tapping into the sewer main that runs through their property and will pay the appropriate fees. In addition, one (1) new off-street parking space will be created with the construction of a new asphalt driveway to the side of the cottage. Temporary erosion and sediment control measures will be installed during construction, and the Village Engineer will ensure that necessary details are provided during the Building Permit phase.

The proposed living arrangement consists of the homeowner of 284 Grand Street continuing to reside in the principal dwelling, and the accessory cottage would be rented. This arrangement is consistent with the Village's Accessory Dwelling Unit provisions as set forth in §230-41D.

Thank you,



Vincent Salanitra, P.E.
Village Engineer